

Notice

New Design Review Requirement for Some Two-Story Homes

Proposed Ordinance

The City Council is currently considering a temporary revision to the design review requirements for some tall and large single family residential projects. At this time, the proposal is to refer single family residences to the Architectural Board of Review (ABR) when the project:

1. Is either two stories tall or has a maximum building height of more than seventeen (17) feet measured from natural grade, and
2. Increases the combined floor area of all structures on the site by more than fifty percent (50%) above the combined floor area of all structures constructed pursuant to valid building permits existing on the site as of July 1, 1992.

The proposed ordinance would apply to all applications for building permits submitted after September 30, 2005.

Proposed Schedule

The proposed temporary ordinance is scheduled for introduction at the City Council meeting on October 18, 2005. The City Council may adopt the proposed ordinance as soon as October 25, 2005. The ordinance would go into effect thirty days after adoption.

Application Processing prior to Effective Date of Proposed Ordinance.

Effective immediately, no building permit will be issued on any application subject to the provisions of the proposed temporary ordinance that is submitted after September 30, 2005 unless the application has received final approval from the ABR. Applicants who submit applications after September 30, 2005 and who are subject to the provisions of the temporary ordinance will be referred to the Planning and Zoning counter. Prior to the effective date of the ordinance, the applicant may apply for design review and request to be placed on the next available ABR agenda. Otherwise, Planning and Zoning will hold the application until the effective date of the proposed temporary ordinance at which time the applicant will be required to apply for design review.

To receive email notifications regarding the SFDG/NPO Update process, please email Heather Baker at hbaker@santabarbaraca.gov to be placed on the SFDG/NPO Interested Parties List. Also, for more information, see: <http://www.santabarbaraca.gov/Resident/Community/Planning/NPO.htm>.